



**TOWN OF WEST HARTFORD
ZONING BOARD OF APPEALS
WEDNESDAY, NOVEMBER 20, 2019
APPROVED MINUTES**

ROLL CALL: 7:00 PM

ATTENDANCE: Commissioners: DiMatteo, Doyle, Harris, Johnson and Neville; Brian Pudlik, ZEO and Secretary to ZBA; Brittany Bermingham, AZEO

The Zoning Board of Appeals met in the Legislative Chamber, Room 314, 50 South Main Street, West Hartford on Wednesday, November 20, 2019, at 7:00 p.m., to hear and act on the following petitions:

#17-19 **3 Northcliff Drive** - Petition of D. Fishman seeking a variance to section 177-20(E) Obstructions in Yards. Seeking a +/- 25 foot variance to the 40 foot rear yard setback in order to construct a one-story addition at the southeast corner of the home, per plans on file. **R-20 Zone**.

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Neville made a motion to grant the petition; second by Commissioner Doyle. In reaching its decision, the Board found the following conditions to exist:

1. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.
2. The variance request will not adversely impact neighboring properties.
3. The topography of the lot is such that the proposed garage location is the only location where one can access the living area of the home directly from the garage.
4. The home is on a corner lot making it subject to two large front setbacks that restrict buildable area.

VOTE: 5-0 **Voting in favor were Commissioners: DiMatteo, Doyle, Harris, Johnson, and Neville**

Opposed – 0

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- Approval of 2020 ZBA Regular Meeting Calendar (Motion: Neville; Second: Harris/Approved)
 - Approval of minutes from the regular meeting held on October 16, 2019 (Motion: Doyle; Second: Harris/Approved)
 - Adjournment (Motion: Johnson; Second: Harris/Approved. Meeting adjourned at 8:00 pm)